28 Carew Court Basinghall Gardens, Sutton, SM2 6AR

2 1 1

Guide price £275,000

WH WATSON HOMES
Estate Agents

Don't miss out on this well presented two bedroom lift serviced flat, which offers spacious room sizes, open plan living and a private balcony. The property is set in a well maintained development with a garage en bloc, communal gardens and grounds and residents permit parking.

Situated in a desirable South Sutton location, close to local shops, bus links and good schools. Both Belmont and Sutton mainline train station are only a short walk away, and Overton Park and Banstead Common offer local green space to enjoy. It is ideally positioned for easy access to Sutton town centre and all the facilities it has to offer including many restaurants and bars, shops, and gyms.

Accommodation
Security phone entry system, door into communal hall . Lift service to 4th floor. Front door into

Entrance Hall
Wood laminate flooring, two built in cupboards

Open plan Living Dining Room
Wood laminate flooring, vertical radiator ,double glazed window and door leading out to private balcony.

Kitchen
Range of modern cream gloss fitted kitchen units and drawers, wood worktop, inset 1 1/2 bowl sink with mixer tap, integrated oven and electric hob with chrome extractor hood above, integrated fridge, freezer, space and plumbing for washing machine, cupboard housing 'Worcester' boiler, tiled splashback, breakfast bar, wood laminate flooring, double glazed window to side aspect.

Bedroom One
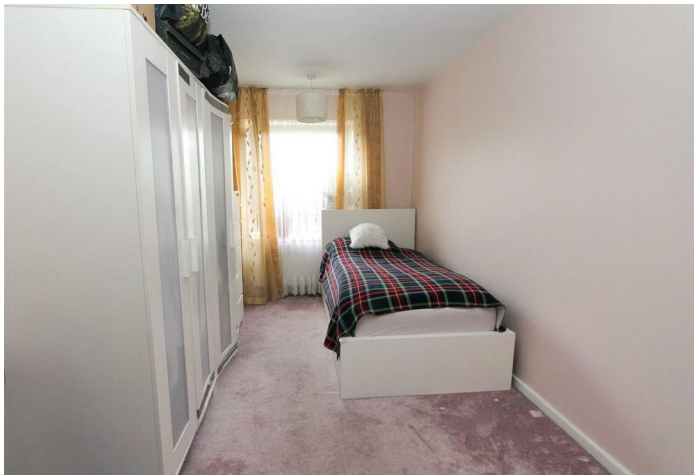Radiator, fitted carpet, double glazed window to rear aspect

Bedroom Two
Radiator, fitted carpet, double glazed window to rear aspect

Bathroom
Comprising of bath with chrome mixer tap and shower head attachment, wall mounted vanity wash handbasin with chrome mixer tap, heated chrome towel rail, tiled walls, tiled flooring .
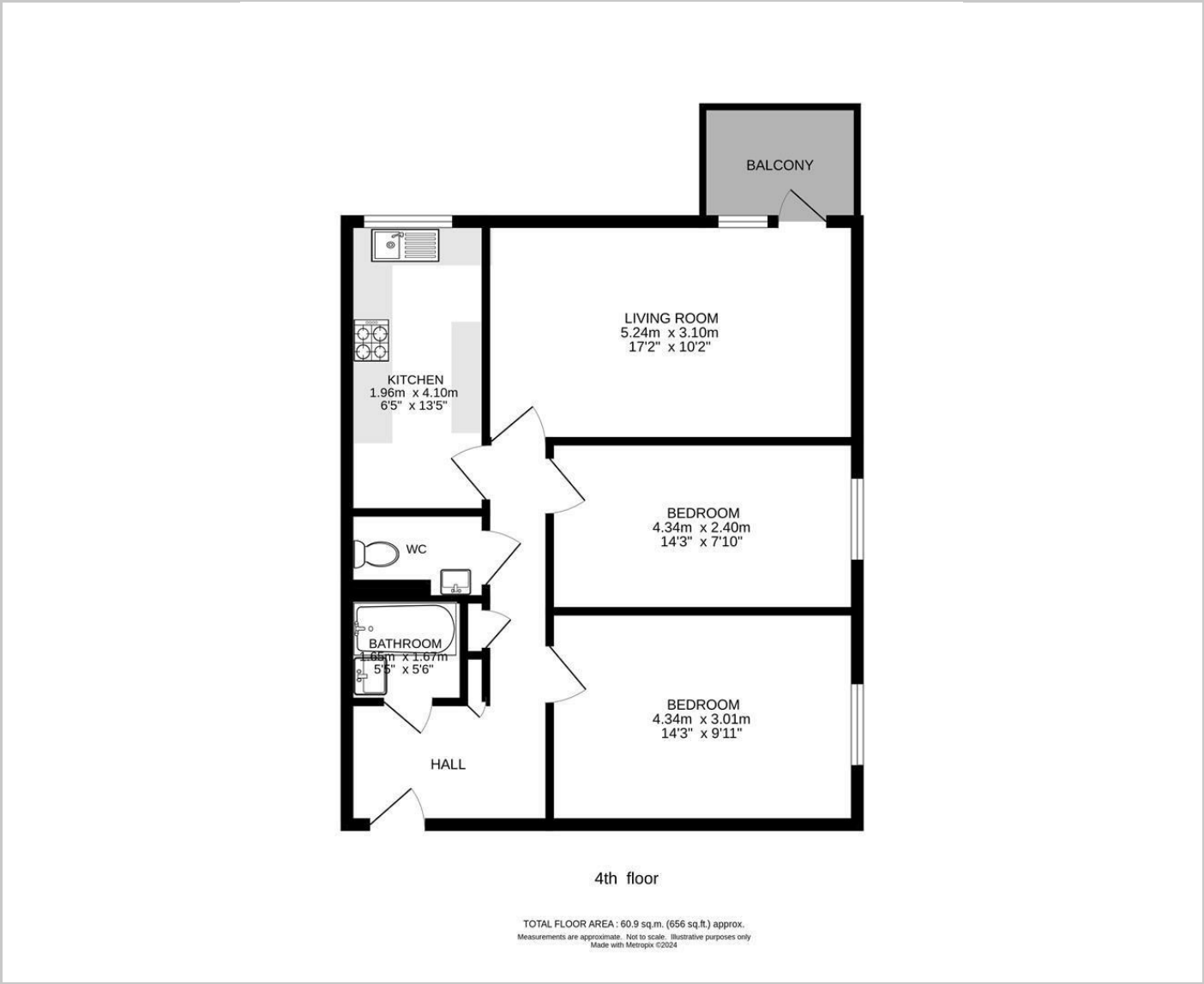
Separate WC

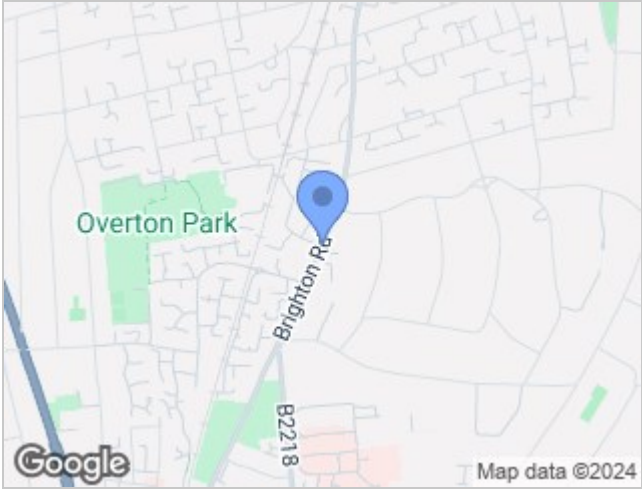**Outside**

Garage en - bloc
Residents permit parking.
Well-kept communal garden and grounds.

Map data ©2024

Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Floor Plan

BALCONY

LIVING ROOM
5.24m x 3.10m
17'2" x 10'2"

KITCHEN
1.96m x 4.10m
6'5" x 13'5"

BEDROOM
4.34m x 2.40m
14'3" x 7'10"

WC

BATHROOM
1.65m x 1.67m
5'5" x 5'6"

BEDROOM
4.34m x 3.01m
14'3" x 9'11"

HALL

4th floor

TOTAL FLOOR AREA : 60.9 sq.m. (656 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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